

**Eau Claire Redevelopment Authority
Minutes**

**Wednesday, August 26, 2015
Council Chambers, City Hall**

Members Present: Mike DeRosa, Ted Barr, Jeff Halloin, Martin Green, David Klinkhammer, Janine Wildenberg, Dale Peters (for Russ Van Gompel)

Staff Present: Mike Schatz, Kelly Thompson, Elaine Coughlin

Not Present: Russ Van Gompel, Steve Nick

Others Present: Courtney Draxler, Audrey Boerner, Bruce King

1. Call to order.

This meeting was called to order by Mr. DeRosa at 7:30 a.m.

2. Minutes from the meeting of July 15, 2015.

The minutes from the meeting of July 15, 2015 were reviewed and approved on a motion made by Ms. Wildenberg and seconded by Mr. Klinkhammer. The motion passed.

3. Financial statements.

Ms. Thompson reported on the financial statements for the month ending July 31, 2015. The operating expenses for the month of July totaled \$1,160 and included \$22 in postage charges, \$12 for copy charges, \$782 for the 2014 audit and \$844 for utilities.

Acquisition expenses for the month of July totaled \$161,894 and included \$1,750 for a Phase I Environmental Study for 1711 Oxford Avenue, \$151,394 for the acquisition of 1711 Oxford Avenue, \$2,200 for a Phase I Environmental Report of 1807 Oxford Avenue, \$50 for a moving bid on Silvermine Stone Company and \$6,500 for a Phase I Concept Plan for the Cannery District.

The financials for the month ending July 31, 2015 were approved on a motion made by Mr. Halloin and seconded by Mr. Green. The motion passed.

4. Motion to reallocate \$50,000 in funds reserved for the third installment of the grocery store credit to be used for redevelopment and/or the repayment of CDBG funds.

Mr. Schatz explained that the \$50,000 of funds that were left over to use to attract a grocery store are still in their original accounts. Ms. Thompson made a request to reallocate these funds due to the time period of the agreement. She explained that the Redevelopment Authority could use the money in other areas. There was a motion made by Mr. Halloin to reallocate the \$50,000 in funds and this was seconded by Ms. Wildenberg. The motion passed.

5. Presentation by City-County Health Department on a Health Impact Assessment for the Cannery District.

Courtney Draxler and Audrey Boerner of the City-County Health Department made a presentation on a two year grant that was received by the Health Department to do research on an assessment for the Cannery District. They explained they would partner with City Planning, Mayo Clinic Health

System, and neighbors in the area. They will look at improving the health of the community, built-in environments, and the live, work and play aspects of the area. They would like to do a health assessment of the Cannery District. The focus would be on the positive and negative impacts on policy decisions. Mr. DeRosa thanked them for their presentation and asked for them to keep the Redevelopment Authority updated on a regular basis.

6. Discussion on Phase II Conceptual Plans for the Cannery District.

Mr. Schatz explained that Ayres Associates has been contracted for the public and green space plan being created for the Cannery District. A grant was received from the National Association of Realtors and Bruce King was called forward to explain how the Redevelopment Authority can be reimbursed. Mr. King explained his organization is deeply involved in communities and activities in terms of housing and growth. The maximum grant for this project was for \$15,000 with a 10 percent match from the association with the board authorized to do. This will offset costs for Ayres Associates. The board expressed their appreciation to Mr. King. Mr. Schatz passed out a plan that was received from Ayres Associates. Mr. Schatz suggested that the board review the plan that incorporates concepts of smart growth, giving developers an idea of what types of land will be available for redevelopment use. This plan would be used as a tool to market developers. Mr. DeRosa asked this be put on the agenda for the next meeting.

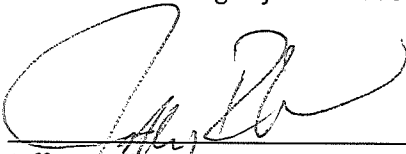
7. Executive Director's report.

Mr. Schatz said that staff has been invited to participate in a transit center funding get-together in LaCrosse to discuss how to fund mixed-use transit centers. He announced that City staff will be attending. Mr. Schatz said that the parking ramp in the North Barstow area was discussed at City Council last night and that in two weeks staff will come back with possible ways of funding a fourth level. He also announced that the Biscuit Lofts will be holding an open house on September 22 at 11:00 a.m. Mr. Schatz explained that the Liner Buildings and Block 7 are still in negotiations with an out-of-town developer and staff hopes to meet with them in September to see if they will move forward. Mr. Schatz announced that Ayres Associates submitted for an EPA grant for demolition and clean-up and that the board did not receive this grant. Ayres Associates has offered to submit this again at zero charge and the board directed staff to allow Ayres Associates to do this.

8. Announcements, directions and correspondence.

Mr. Schatz handed out a petition to the Redevelopment Authority from local businesses on Menomonie Street. Mr. Schatz explained that there has been no request made by the University in regards to the Menomonie Street area becoming a redevelopment district. He said staff has not received requests for further information. Mr. DeRosa thanked those in attendance in association with the petition and said they will keep it on file if it is needed in the future. Mr. Klinkhammer suggested a letter of gratitude be sent to Mr. King from the RDA Board.

This meeting adjourned at 8:11 a.m.

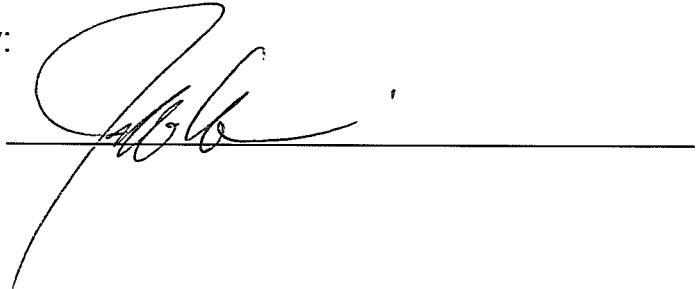


Jeffrey Halbin, Secretary

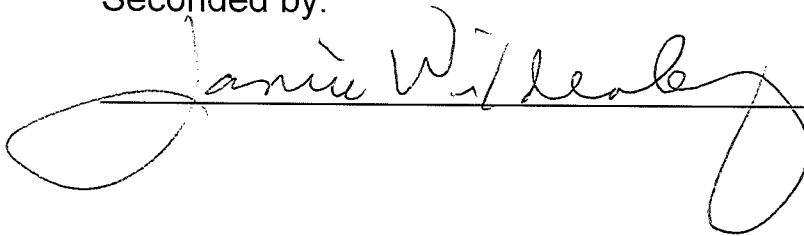
MOTION

I hereby move to reallocate \$50,000 in funds reserved for the third installment of the grocery store credit to be used for redevelopment and/or the repayment of CDBG funds.

Offered by:

A handwritten signature in black ink, appearing to be "John", written over a horizontal line.

Seconded by:

A handwritten signature in black ink, appearing to be "Janie Wilhealy", written over a horizontal line.

Passed:

August 26, 2015

Meeting of the Redevelopment Authority of the City of Eau Claire